

SFD241013  
 PLAT 15196  
 ZONE RS-6000, CAD-O



2176 ELEVATION (A CRAFTSMAN)  
 AVERAGE FINISH GRADE = (AFG)  
 AFG = ((94.6x4)+94.2)/4 = 94.6  
 BUILDING HEIGHT = 22.9 + (TF - AFG) =  
 BUILDING HEIGHT = 22.9 + (95.4-94.6) = 23.7

Applicant did not provide evidence to show that the recommendation below has been followed: As in other filings of The Glen at Wildfield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

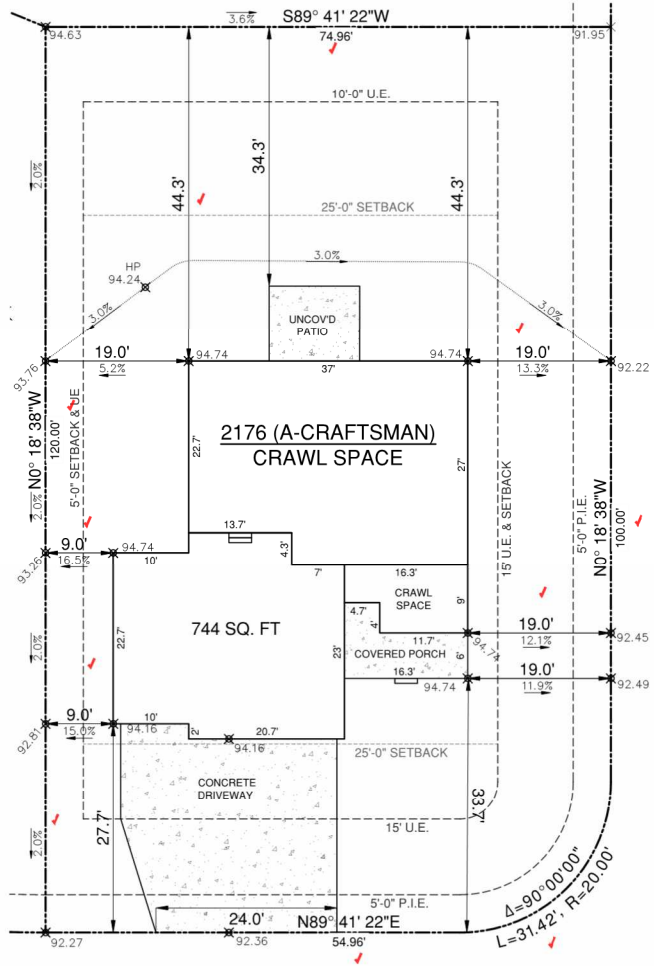
APPROVED  
 Plan Review  
 10/25/2024 3:49:21 PM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

APPROVED  
 BESQCP  
 10/25/2024 3:49:27 PM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION  
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.  
 An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.  
 Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

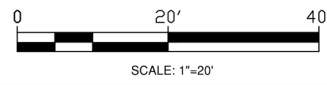
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

LOT 70



PENNYCRESS DRIVE  
 (ROW 50')

GOLDEN BUFFS DRIVE  
 (ROW 50')



Released for Permit  
 10/22/2024 2:03:22 PM  
 Amy  
 ENUMERATION

SITE & GRADING PLAN

LEGEND:

SWALE:	
PROPERTY LINE:	
SETBACK:	
EASEMENT:	
DRAINAGE DIRECTION:	
ELECTRIC PEDESTAL:	
RISER	

SETBACK:	P.U.E.:
FRONT - 25'	FRONT - 10'
SIDE - 5'	FRONT P.I.E. - 5'
REAR - 25'	SIDE - 5'
CORNER SIDE - 15'	REAR - 10'

ELEVATIONS TABLE

TOP OF FOUNDATION	95.41
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	94.74
MAIN FLOOR FINISHED FLOOR	96.59
DRIVEWAY SLOPE	7.0%
FRONT GARAGE FLOOR	94.16
GARAGE FLOOR AT ENTRY DOOR	94.71
GRADE BEAM ELEVATION	93.66

<b>SITE DATA</b>
TAX SCHEDULE #: 55223-16-001
ZONING PUD
BUILDING HEIGHT: 23.7

<b>HOUSE AND DRIVEWAY COVERAGE</b>	
LOT SQ. FT.: 8909	SETBACK SQ. FT.: 1800
HOUSE SQ. FT.: 1947	DRIVE SQ. FT.: 675
COVERAGE: 22%	COVERAGE: 38%

PROVIDED FOR:  
**ASPEN VIEW HOMES**  
 ASPEN VIEW HOMES  
 555 MIDDLE CREEK PKWY STE. 380  
 COLORADO SPRINGS, CO  
 719-659-0859

**LEGAL DESCRIPTION**  
 LOT 26 THE GLEN AT WILDFIELD FILING NO. 11  
 9223 GOLDEN BUFFS DRIVE  
 COLORADO SPRINGS, COLORADO  
 EL PASO COUNTY  
 PLAN-ELEV: 2176 (A-CRAFTSMAN).

**York Engineering**  
 7208 S. TUCSON WAY #225  
 CENTENNIAL, CO 80112  
 720-990-5900

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5522316001

Address: 9223 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 195412  Received: 22-Oct-2024 (AMY)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	517
Lower Level 2	1973
Main Level	1086
Upper Level 1	1090
Total Square Feet	
	4666

Enumeration

APPROVED  
AMY

10/22/2024 2:03:54 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
10/25/2024 3:49:57 PM  
*Asdarchuleta*  
EPC Planning & Community  
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.